

Know all Men by these Presents,

That LEO F. POULIN CO., a Maine corporation, with a place of business in Winslow, County of Kennebec and State of Maine

27195

in consideration of One Dollar and other valuable considerations

paid by JOHN E. NALE

whose mailing address is P.O. Box 633, Waterville, ME 04901

NO TRANSFER
TAX PAID

the receipt whereof it does ~~as~~ hereby acknowledge, do hereby ~~remit~~, ~~release~~, bargain, sell and convey, and forever quitclaim unto the said JOHN E. NALE, his

heirs and assigns forever,

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

Being Lots No. A and B as shown on a Plan of MOUNTAIN FARM SUBDIVISION, survey of land of John E. Nale and Leo F. Poulin Co., as recorded in Kennebec County Registry of Deeds, Subdivision File E-85087 and as approved by the City of Waterville Planning Board June 17, 1985. Said lots A and B as shown on said plan shall be conveyed and considered to be together as one lot consisting of 1.88 acres.

The above described premises are conveyed subject to the following restrictions which shall be deemed appurtenant and therefore running with the land and binding upon the grantees herein, their heirs, successors and assigns:

- (1) Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.
- (2) Said lot shall not be further subdivided or divided in any manner.
- (3) Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.
- (4) The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective boundary lines of any adjoining lot.
- (5) No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.
- (6) No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

(7) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantee herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. The grantors shall not be responsible for the enforcement of the restrictions.

Meaning and intending to convey the same premises described in a deed from David W. Wilson and M. Susan Wilson dated June 27, 1986 and recorded in Kennebec County Registry of Deeds Book 2979, Page 280.

The purpose of this deed is to release any interest which the Leo F. Poulin Co. may have in the above described property which it acquired in the aforementioned deed from David W. Wilson and M. Susan Wilson. Said conveyance incorrectly named Leo F. Poulin Co. as a grantee.

Rebecca J. Davis

By:

Anthony Poulin
Anthony Poulin

State of Maine, County of Kennebec

ss.

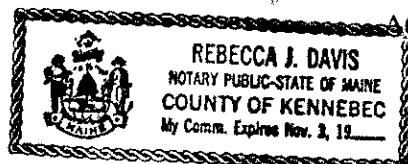
November 17, 1986.

Then personally appeared the above named ANTHONY POULIN

and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said corporation.

Before me,

Rebecca J. Davis
Notary Public
Attorney at Law



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1986 NOV 25 AM 9:00

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